

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, MAY 7, 2012 - 5:00 P.M.
CITY HALL FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2011 through 5/2012	
		<u>Present</u>	<u>Absent</u>
Susan McClellan, Chair	P	11	1
Matthew DeFelice, Vice Chair	A	10	2
Brenda Flowers	P	11	0
Mary Jane Graff	A	9	3
Marie Harrison	P	9	3
Richard Heidelberg	P	12	0
David Kyner	P	11	1
Phillip Morgan	A	11	1
Richard Schulze	A	2	2
Gretchen Thompson	P	10	2

City Staff

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Anthony Fajardo, Historic Preservation Board Liaison
Pat Garbe-Morillo, Planning and Zoning Department
Ginger Wald, Assistant City Attorney
Amanda Lebofsky, Prototype Inc.

Communication to the City Commission

None.

Index			
<u>Case number</u>		<u>Applicant</u>	<u>Page</u>
1.	7-H-12	New World Builders/Charles Jordan, agent	<u>2</u>
2.	8-H-12	Friends of Shippey House	<u>8</u>
		Election of Officers	<u>13</u>
		Good of the City	<u>13</u>
		Communication to the City Commission	<u>14</u>

Call to Order

Chair McClellan called the meeting of the Historic Preservation Board to order at 5:00 p.m. Roll was called and it was determined a quorum was present.

All members of the public wishing to address the Board on any item were sworn in.

Approval of Minutes of April 2012 Meetings

Motion made by Ms. Thompson, seconded by Mr. Kyner, to approve the minutes of the Board's April 2012 meeting. In a roll call vote, motion passed unanimously.

Index

ITEM 1

Case Number	7H12	Master Site File Number	
Applicant	Charles M. Jordan, Agent		
Owner	Francis O. Leckey		
Address	1302 SW 4 th Court (Coonti)		
General Location	Approximately 350 feet west of SW 12 th Avenue at the terminus of SW 4 th Court		
Legal Description	VALENTINES SUB B-29 D LOT 9 E 109 LESS N 1745		
Request	Request for Property Tax Exemption When determining whether to recommend approval of a property tax exemption to the City Commission, the HPB shall consider ULDR Section 47-24.11.D.3., Designation of type and location of historic property qualified for exemption.		

As part of the application for case 7H12, the applicant is requesting a property tax exemption pursuant to Section 47-24.11.D., City historic property tax exemption code.

To assist the Historic Preservation Board in assessing this request please see subsection 47-24.11.D.3., Designation of type and location of historic property qualified for exemption of the Unified Land Development Regulations (ULDR) below:
47-24.11.D.

3. Designation of type and location of historic property qualified for exemption.
 - a. Type—General. Property is qualified for an exemption if:
 - i. At the time the exemption is granted, the property:
 - a) Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as

amended; or

b) Is a contributing property to a national register-listed district; or
c) Is designated as a historic property, as defined herein, landmark or landmark site, as defined herein, or is a contributing property located within a historic district.

ii. In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:

a) Be consistent with the United States Secretary of Interior's Standards for Rehabilitation; or

b) Be determined by the Historic Preservation Board to meet criteria established in the rules adopted by the department of state.

Property Background:

Ms. Rathbun stated the applicant was before the Board today asking for a Certificate of Appropriateness for an alteration and addition to the existing residence at 1302 SW 4th Court (Coontie Court) in the Sailboat Bend Historic District. She explained the one-story house was a wood frame vernacular structure with a compound plan having a room sized projection on the north elevation. She stated the site was a large, estate sized, waterfront lot. The main residence was located on the south end of the lot facing the riverfront and there was a centrally located existing garage and a smaller residence at the north end of the lot. The main residence was built c.1924 and was considered contributing within the SBHD.

Description of Proposed Site Plan:

Ms. Rathbun said the existing main house had previous additions: about 1945 the north facing porch was enclosed and in 1997 an open porch was added to the west side of the main structure. The 1997 porch has an open gable roof.

Ms. Rathbun stated the applicant now proposed to build a new two-story addition to the west side of the original house. The 1997 open porch would be enclosed and would become the connecting element between the original house and the new addition. The new two-story addition would have an incised balcony and 1st floor porch on the riverfront (south) elevation. A new stone rubble wall (to match the existing stone foundation) would be built on the south elevation. The main entry would be moved from the original north porch to the new connecting element.

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i

a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

Consultant Response: The proposed new work is differentiated from the historic house

- b) The relationship between such work and other structures on the landmark site or other property in the historic district;

Consultant Response: The new two story addition meets the mass and height requirements in the SBHD. The new addition is 23 feet and 3 inches in height.

- c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;

Consultant Response: The configuration of the historic 1924 house is visible. The applicant has specified wall cladding materials for the new addition that are compatible with the original finishes but are not matches. The existing entry on the north porch is not original; the new entry is appropriate.

- f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Consultant Response: The applicant's proposal meets this requirement (see below).

From the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition, pursuant to ULDR Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for new construction, alterations, relocation, and demolition.

In addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:

ULDR Section 47-17.7.B

1. Exterior building walls.

a. Materials and finish.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.

- ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather.

- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

Consultant Response: The applicant requests:

Stucco: smooth; Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; board and batten eight (8) inches to twelve (12) inches; other, Hardi panel on new addition only

2. Windows and doors.

a. Materials.

- i. Glass (clear, stained, leaded, beveled and non-reflective tinted).
- ii. Translucent glass (rear and side elevations only).
- iii. Painted and stained wood.
- iv. Aluminum and vinyl clad wood.
- v. Steel and aluminum.
- vi. Glass block.
- vii. Flat skylights in sloped roofs.
- viii. Domed skylights on flat roofs behind parapets.

b. Configurations.

- i. Doors: garage nine (9) feet maximum width.
- ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lined only to gable ends.

c. Operations.

- i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.

d. General.

- i. Wood shutters sized to match openings (preferably operable).
- ii. Wood and metal jalousies.
- iii. Interior security grills.
- iv. Awnings.
- v. Bahama shutters.
- vi. Screened windows and doors.

Consultant Response:

The applicant requests: Glass (clear); Aluminum and vinyl clad wood; Screened windows and doors; Operations: sliders (rear and side only)

3. Roofs and gutters.

a. Roof--materials.

- i. Terra cotta.
- ii. Cement tiles.
- iii. Cedar shingles.
- iv. Steel standing seam.
- v. 5-V crimp.
- vi. Galvanized metal or copper shingles (Victorian or diamond pattern).
- vii. Fiberglass/asphalt shingles.
- viii. Built up roof behind parapets.

b. Gutters.

- i. Exposed half-round.
- ii. Copper.
- iii. ESP aluminum.
- iv. Galvanized steel.
- v. Wood lined with metal.

c. Configurations.

- i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.

Consultant Response: The applicant requests: 5-V crimp. The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Rafters in overhangs to be exposed

1. Garden walls and fences.

a. Materials and style.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.
- ii. Wood: picket, lattice, vertical wood board.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.
- iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link.

b. Configurations.

2. Front: spacing between pickets maximum six (6) inches clear.

Consultant Response:

The applicant requests: Materials and style: Masonry: coral, keystone

Ms. Rathbun remarked that the applicant's proposal met the SBHD Materials and Design Guidelines.

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to one structure.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

"Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the Board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met."

ULDR Section 47-24.11.C.3.c.ii

- b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;
- d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;
- e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;

Consultant Response: The applicant's proposal meets all three criteria

Summary Conclusion:

Ms. Rathbun stated the applicant's proposal for alteration and a new addition to an existing contributing resource in the SBHD is appropriate and should be approved.

Charles Jordan, representative of the applicant, corrected a typographical error in the forms presented for the property tax exemption.

Mr. Jordan stated the windows in the house were all original and they would make certain the addition was distinct from the original house.

Jay Archer, project architect, said they were adding the front porch and a two-story addition. He said they had maintained the scale, but differentiated the new work: they would use vertical siding and re-roof with metal. The exterior finish would be a combination of wood and stucco to break up the mass.

Chair McClellan opened the public hearing portion of the meeting.

Dave Baber, Sailboat Bend Civic Association Historic Preservation Committee, said they had examined the proposal and they were pleased with it. He said they appreciated that the addition was set back from the public view and that the height of the addition was comparable to the two-story historic buildings in the Sailboat Bend neighborhood. Mr. Baber said the project met the criteria in every way.

There being no other members of the public wishing to address the Board on this matter, Chair McClellan closed the public hearing and brought the discussion back to the Board.

Chair McClellan stated she loved the project and appreciated the detail and scale change of the materials selected. She added that it kept the outdoor nature of the neighborhood.

Motion made by Ms. Thompson, seconded by Ms. Flowers, to approve the application as presented. In a roll call vote, motion passed 6 – 0.

Mr. Fajardo explained that the ad valorem tax exemption was for the cost of the improvements for 10 years.

Motion made by Mr. Kyner, seconded by Ms. Thompson, to recommend to the City Commission that this property be approved for the ad valorem tax reduction. In a roll call vote, motion passed 6 – 0.

ITEM 2

Index

Case Number	8-H-12	Master Site File Number	
Applicant	<i>Friends of Shippey House, Inc.</i>		
Owner	City of Fort Lauderdale		
Address	220 SW 3 rd Avenue		
General Location	Approximately 300 feet south of SW 2 nd Street on the east side of SW 3 rd Avenue		
Legal Description	LOT 7 & SOUTH ONE HALF LOT 6, BLOCK "C", "TOWN OF FORT LAUDERDALE", PLAT BOOK "B", PAGE 40, PUBLIC RECORDS OF DADE COUNTY		
Existing Use	Parking Lot		
Proposed Use	Use (not specified) in conformance with approved uses in the H-1 Zoning District		
Applicable Sections	ULDR	Section 47-24.11	

Request(s)	<ol style="list-style-type: none">1. Certificate of Appropriateness for Alteration<ul style="list-style-type: none">• Complete exterior rehabilitation of two story wood frame house• Reconstruction of front porch• New landscaping and new site elements (fencing)
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Property Background:

Ms. Rathbun stated this circa 1914-1918 house was originally located on SW 7th Avenue in the Sailboat Bend Historic District where it was considered a contributing property in the SBHD. She said the house, which was built for Judge Fred Shippey, was a side-gabled, wood-frame structure with a shed roof dormer and hipped roof front porch. The front porch, which had been enclosed and given an exterior brick veneer, had been opened and restored to its probable original appearance.

Ms. Rathbun reported that in May of 2005, the then owner had received a COA to move the house from its original site to another site in the SBHD but this attempt had failed. The house, which had been raised for the move, was left on blocks for several years. At some point, the hipped roofed front porch, which was in a deteriorated condition, was removed. The house went into foreclosure and at some point, at the request of the new owner, the City had issued a demolition order for the house.

Ms. Rathbun explained that in July of 2011, a group of activists, which had incorporated as a not-for-profit organization called Friends of Shippey House, Inc. had come before the Board with an application for a COA. To avoid demolition of the house, this organization proposed to move the Shippey House from its original site at 215 SW 7th Avenue to a new site at 420 SW 7th Avenue at the west end of the Riverwalk Linear Park. Ms. Rathbun stated this proposed site was within the Sailboat Bend Historic District. The move was considered appropriate by the Board and the application had been approved. However, the move proved unfeasible as there were existing rights of way on the new site that would be impacted by the project.

Ms. Rathbun continued that in August of 2011, the Friends of Shippey House, Inc. applied for a COA to move the house to a site that was one half of a City parking lot, in the H-1 Historic District. The application, after discussion by the City Commission, had been approved by the Historic Preservation Board. In November of 2011, the Friends of Shippey House Inc., citing the imminent demolition of the house and stating that they had the money to cover the moving expenses, asked the City Commission to approve the move.

Ms. Rathbun reported that on December 12, 2011, the house was moved to the site but it was left raised on blocks in a temporary position on the site. A few months later the house was moved to its permanent position where it remained raised on blocks. She

explained that site preparation had not been started and the foundation had not been built.

Description of Proposed Site Plan:

Ms. Rathbun said the applicant was before the Board today to ask for a Certificate of Appropriateness for the exterior rehabilitation of the Shippey House, the reconstruction of the missing front porch and landscaping.

Ms. Rathbun stated the house was located on a lot on the east side of SW 3rd Avenue (Nugent Avenue) in the H-1 Historic District. The H-1 district was created by the City of Fort Lauderdale ordinance, No.C-75-29, Section 47-23.13 in 1975. The boundaries of the new district at that time were from north of SW 2nd Street south to the New River, and from west of the FEC Railway west to SW 5th Avenue.

Ms. Rathbun informed the Board that in 1976, the City hired the firm of Fisher and Shepard, Architects and Planners, Inc. to survey the district. In 1977 the area of the district between SW 4th Avenue and SW 5th Avenue was largely residential; commercial structures were clustered along SW 2nd Street and the northern half of SW 2nd Avenue. The oldest buildings in the district were located in the southeast section of the district along the riverfront and SW 2nd Avenue.

Ms. Rathbun explained that the 1977 survey included a discussion of possible plans for the areas adjacent to the H-1 District, including the areas immediately to the west extending to SW 7th Avenue. The survey's author recommended extending designation to a small area at the northeast corner of this area along SW 2nd Street and the creation of a conservation district in the southern portion of this area but this had never come about.

Ms. Rathbun said after considerable debate, the residential area between SW 4th Avenue and SW 5th Avenue was purchased by the City and de-listed and the City offered the houses for \$1.00 to anyone who would remove them from the site. Once cleared, the site became the new Esplanade Park and part of the building site for the new Museum of Discovery and Science. At a later time, the City had acquired the old post office property and issued a request for proposal. The winning proposal required demolition of the building. The building was de-listed by the City and the building was demolished. Ms. Rathbun said the western boundary of the H-1 District now extended to SW 4th Avenue north of 2nd Street and to an alleyway just east of the old post office property south of 2nd Street. Ms. Rathbun stated the district was now largely commercial in nature.

Ms. Rathbun said in the 1977 survey of the H-1 District, Herschel Shepard was discussing the future of the district and a proposal to allow a restaurant in the area and said, "Parking is going to be a very serious problem in the historic district...". The City built a parking lot on the east side of SW 3rd Avenue and the southern portion of this

City lot was the present site of the Shippey House. Ms. Rathbun noted that there was no provision for parking on the applicant's site plan but she presumed Shippey house occupants would use public parking.

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i

- b) The relationship between such work and other structures on the landmark site or other property in the historic district;

Consultant Response: The applicant proposes to erect a security fence on the north side of his site, adjacent to the remaining City parking lot; security fences are appropriate in the district. The applicant proposes to erect a picket fence with a gate in front of his property. This type of decorative fencing was not used in the early history of the town. As the house will be used for commercial purposes and presumably open to the public a security fence in front of the house is not appropriate.

- e) Whether the plans may be reasonably carried out by the applicant;

Consultant Response: The applicant has not presented new materials specifications for proposed new windows, doors etc.

- f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Consultant Response: The applicant's meets this criterion.

Request No. 1 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to one structure.

In addition to the General Criteria for obtaining a COA, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

"Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the Board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met."

ULDR Section 47-24.11.C.3.c.ii

- a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;

Consultant Response: The house was originally and most recently used as a residence, but as it has been moved to a commercial district, the applicant's plan for adaptive reuse as a business or retail site is appropriate.

- b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;

Consultant Response: The applicant's proposal is appropriate

- c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;

Consultant Response: The applicant's proposal is appropriate

- e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;

Consultant Response: The applicant's proposal is appropriate

- f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;

Consultant Response: The porch, which has been removed, originally was an open porch. The open porch was enclosed at some point and then at a later date was re-opened. The applicant will restore the porch to its open state, which is appropriate.

Summary Conclusion:

Ms. Rathbun stated with the exception of the fencing in front of the house, which was inappropriate in the H-1 District and the lack of materials specifics, the applicant's proposal met the criteria.

Alysa Plummer, President of the Friends of Shippey House, thanked the Board for their support on this project.

Doug Snyder, project architect, said they wanted to restore the exterior, reconstruct the front porch and add site amenities. He stated they were revising the foundation plan and would resubmit drawings for the foundation permit. Mr. Snyder showed a site plan and renderings of the project, including a color scheme chart.

Mr. Snyder informed Ms. Thompson that the house's foundation would be in the house's current location. The finished floor elevation would be 8.5 feet above sea level.

Mr. Fajardo said the fence had not been reviewed per the current fencing regulations so there may need to be some adjustment.

Mr. Snyder said the house had original tin shingles and they would restore those.

Dave Baber, Sailboat Bend Civic Association Historic Preservation Committee, said they had worked with the Friends of Shippey House on this project. He noted that this location was accessible to the public and enhanced the streetscape. Mr. Baber said there was no issue if the Board did not want a picket fence on the west or north side of the building; a landscape buffer could be used.

Chair McClellan opened the public hearing portion of the meeting. There being no members of the public wishing to address the Board on this matter, Chair McClellan closed the public hearing and brought the discussion back to the Board.

Ms. Flowers asked if the Board had ever approved a picket fence. Ms. Rathbun said this had not been done in the H-1 district. Any picket fences in Sailboat Bend were modern.

Chair McClellan asked for a timeframe and Ms. Plummer said a structural engineer was re-drawing the plans and these would be submitted within a few weeks.

Motion made by Ms. Flowers, seconded by Ms. Harrison, to approve the application, with the modification that the picket fence would be on the parking side only; the other proposed picket fence would be replaced with landscaping. In a roll call vote, motion passed 5-1 with Ms. Thompson opposed.

3. Election of Chair and Vice Chair

Index

Mr. Fajardo advised that the Board could wait until the next meeting when more members would be present and the Board agreed.

4. For the Good of the City

Index

Pursuant to the Board's vote at their March 2012 meeting, Chair McClellan had written a letter supporting the nomination of the West Side School to the National Register.

Chair McClellan commended Ms. Morillo and Ms. Rathbun on receiving a state-wide historic preservation award for their surveys. She hoped this would encourage the City Commission to use these surveys. Mr. Jordan remarked that the surveys' format could

be used all over the state. Mr. Fajardo stated the decision from the City Commission had been to accept the guidelines and this would be a resolution at their May 15 meeting.

Ms. Morillo invited everyone to attend the Historic Preservation Awards on May 24 at 6 pm at the West Side School. Ms. Morillo showed the Board photos of some of the awards recipients. Chair McClellan asked for donations for refreshments at the awards event.

Mr. Fajardo reported the Historic Preservation Ordinance would be before the City Commission as a conference item at their June 5 meeting.

5. Communication to the City Commission

Index

None.

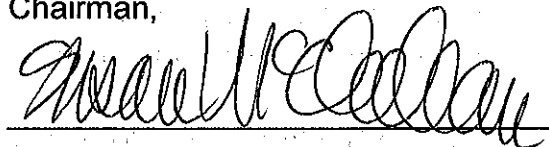
Adjournment

There being no further business to come before the Board, the meeting was adjourned 6:12.

Next Meeting

The Board's next regular meeting was scheduled for June 3, 2012.

Chairman,



Susan McClellan, Chair

Attest:


ProtoType Inc, Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>

Minutes prepared by: J. Opperee, ProtoType Inc.